

Authority: City Council Item CC35.22, as adopted by City of Toronto Council on December 16 and 17, 2025

City Council voted in favour of this by-law on December 17, 2025

Written approval of this by-law was given by Mayoral Decision 16-2025 dated December 17, 2025

CITY OF TORONTO

BY-LAW 1499-2025

To designate the property at 324 Old Yonge Street as being of cultural heritage value or interest.

Whereas the Ontario Heritage Act authorizes the Council of a municipality to enact By-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 324 Old Yonge Street as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the lands and premises known as 324 Old Yonge Street and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has caused the Notice of Intention to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act; and

Whereas notice of objection was served upon the Clerk of the municipality within the prescribed time under the Ontario Heritage Act and was considered by City Council; and

Whereas the reasons for designation are set out in Schedule A to this By-law;
The Council of the City of Toronto enacts:

1. The property at 324 Old Yonge Street, more particularly described in Schedule B attached to this By-law, is designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this By-law to be registered against the property described in Schedule B to this By-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this By-law to be served upon the owners of the property 324 Old Yonge Street at and upon the Ontario Heritage Trust and to cause notice of this By-law to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act.

Enacted and passed on December 17, 2025.

Frances Nunziata,
Speaker

(Seal of the City)

John D. Elvidge,
City Clerk

SCHEDULE A
STATEMENT OF SIGNIFICANCE
REASONS FOR DESIGNATION
324 Old Yonge Street

Reasons for Designation

The property at 324 Old Yonge Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the categories of design/physical, historical/associative, and contextual value.

Description

The property, known as the Jephcott - Sanderson Residence, contains a two-and-one-half-storey brick house constructed in 1935 in the Georgian Revival style and a compatible detached brick garage. 324 Old Yonge Street was among the original seven grand mansions situated in an exclusive enclave that was constructed on the west side of Old Yonge Street in the North York - York Mills area, backing onto Yonge Street and north of York Mills Road and St John's Anglican Church (1843-44). These elaborate mansions sit on lots with large frontages and setbacks, circular driveways, and expansive landscaped grounds. Alfred Jephcott (1866-1940), president of the Dominion Paper Box Company, commissioned the house for his daughter, Amulette Sanderson, and son-in-law Arthur C. Sanderson, a salesman with the Toronto Brick Company Ltd who later became Secretary Treasurer of the company. The Sandersons purchased the land in 1935 from St Andrew's Estates and Golf Course and owned the property until 1947. 324 Old Yonge Street is listed on the City of Toronto's Heritage Register and is adjacent to three properties listed or designated properties.

Statement of Cultural Heritage Value

The property has design and physical value for being a representative example of a fine suburban estate home constructed in the early-20th century and for its Georgian Revival style architecture with Neoclassical style influences. Characteristic of the style, the house features a restrained and dignified appearance with a symmetrical main façade, stylized hipped roof, prominent chimneys and segmental arched windows and dormers. Understated detailing is limited to window keystones, brick belt courses and recessed panels which ornament the facades. The house was constructed of Toronto Brick Company brick from the company's John Price plant on Greenwood Avenue in Scarborough. The house is further distinguished by its fine craftsmanship, exemplified by its English-bond brickwork with alternate courses of headers and stretchers.

The rear of the house is distinguished by its rounded central bay, a derivative of Neoclassicism. Ornamental, classical stone urns top the corners at the rear of the house. The roof at rear of the house is placed behind a parapet and is very characteristic of 1930s design, making it ornamental in nature.

The house is significant because it reflects the work of the Toronto architects Henry J. Allward and George W. Gouinlock. Their firm became known for its residential designs prior to World War II winning local and national awards. The partnership rose to prominence in the later half of the 1930s and early 1940s with their high-end residential designs – an extension of each partner's individual work in the late 1920s and early 1930s before their partnership. As a team, Allward and Gouinlock designed more than a dozen deluxe residences in North York during the 1930s and 1940s. The property at 324 Old Yonge Street, is a period interpretation of traditional design reflective of the firm's stylistic approach to residential architecture.

The house was commissioned by Alfred Jephcott, the president of the Dominion Paper Box Company and owned by his daughter Amulette, and son-in-law Arthur C. Sanderson, who was employed with the Toronto Brick Company. The Sandersons owned the property until 1947 with Jephcott and the Sandersons occupied the property jointly until Jephcott's 1940 death.

The property also has historical value for yielding information that contributes to an understanding of the development of York Mills and Old Yonge Street in the early 20th-century from a historic village and a historic rural road to an exclusive residential enclave and the beginning of the upscale suburbanization of the village. The area was even touted as becoming the next "Rosedale" - a reference to Toronto's most expensive residential area at the time. Beginning in the late 1920s, and continuing through the 1930s, Old Yonge Street developed as a street of substantial and grand, architect-designed houses on spacious landscaped properties marking the beginning of the evolution of the village into a suburban area of Toronto.

Additionally, 324 Old Yonge Street has contextual value for its contribution to defining, maintaining and supporting the historic suburban estate character of the area. Like most of the other properties developed on Old Yonge Street in the 1920s and 1930s the subject property contained a substantial architect-designed house inspired by revival style architecture - in this case, Georgian Revival. Like the other historic estate properties on Old Yonge Street, it is defined by the lot's large frontage and setback, circular driveway, and expansive landscaped grounds. Historically, 324 Old Yonge Street was one of seven estate homes dating from the late 1920s and 1930s situated on Old Yonge Street between York Mills Road and Highway 401. The subject property is among four of these seven properties which survive, three of which been listed on The City's Heritage Register or designated with the others no longer extant.

Heritage Attributes

Design and Physical Value

Attributes that contribute to the value of the property at 324 Old Yonge Street for being a representative example of a fine suburban estate home constructed in the early-20th century and for its Georgian Revival-style architecture with Neoclassical style influences include:

- The substantial two-and-one-half-storey, rectangular form, scale and massing of the house with rear, central, circular bay and a northerly side extension
- Stylized hipped main roof with flat top and the hipped extension roof with flat top, both situated behind a parapet; segmental-arched front dormer windows
- Three substantial and broad end and internal chimneys with stone caps
- Brick exterior cladding, in English bond, forming belt courses, keystones and recessed panels and stone window sills
- Ornamental Neoclassical stone urns and plinths at the parapet corners
- Symmetrical fenestration and central main entrance
- Adjacent two-storey, complementary, brick garage with hipped roof and dormer windows and being three bays in width

Historical and Associative Value

Attributes that contribute to the value of the property at 324 Old Yonge Street for its contribution to an understanding of the development history of the immediate and broader Old Yonge Street and York Mills area:

The substantial Georgian Revival-style architecture of the house with its spacious two-and-one-half-storey form, and spacious lot on Old Yonge Street which recalls the areas historic and upscale character of early-20th century suburban houses.

Contextual Value

Attributes that contribute to the contextual value of 324 Old Yonge Street as helping to define, maintain, and support the historic early-20th century character of its context include:

The property's lot with large frontage and setbacks, circular driveway, and expansive landscaped grounds and the early-20th-century revival style architecture and substantial character of the house.

SCHEDULE B
LEGAL DESCRIPTION

PN 10537-0023 (LT)

PART OF LOT 12, CONCESSION 1 EYS

GEOGRAPHIC TOWNSHIP OF YORK

AS IN NY65563

City of Toronto and Province of Ontario

Land Titles Division of the Toronto Registry Office (No. 66)